

**CITY OF MADERA PLANNING COMMISSION
REGULAR MEETING
July 10, 2018**

CALL TO ORDER: The meeting was called to order by Chairperson Gran at 6:00 p.m.

ROLL CALL

PRESENT: Commissioner Robert Gran Jr. (Chairperson)
Commissioner Israel Cortes (Vice-Chairperson)
Commissioner Jim DaSilva
Commissioner Kenneth Hutchings
Commissioner Richard Broadhead
Commissioner Pamela Tyler
Commissioner Bruce Norton

ABSENT: None

STAFF: Christopher Boyle, Planning Manager
Keith Helmuth, City Engineer
Brent Richardson, City Attorney
Brandi Garcia, Recording Secretary

PLEDGE: Commissioner Gran led the Pledge of Allegiance.

PUBLIC COMMENT: None

MINUTES: None

CONSENT ITEMS:

- 1. CUP 2017-01 – Quality Children’s Services Extension**
Consideration of a request for a time extension for a conditional use permit to allow for the establishment of a commercial daycare facility.
- 2. GPC 2018-03 – 5 Yosemite Avenue**
Finding of General Plan Conformity and Environmental Determination for the Potential Sale of one (1) property located at the northeast corner of North E Street and East Yosemite Avenue.

Commissioner DaSilva moved to approve both consent items. Seconded by Commissioner Norton, the motion carried unanimously.

PUBLIC HEARING ITEMS:

- 1. PPL 2005-01 MOD2 – Tierra Vista Estates Amendment**
A continued noticed public hearing to consider an application for amendment to a precise plan to allow for the addition of four (4) home models to be built upon thirty-six (36) vacant lots within the Tierra Vista Estates subdivision, located at the northwest corner of the intersection of Emily Way and Gary Lane in the PD 3000 (Planned

Development) Zone District with an MD (Medium Density Residential) General Plan land use designation. Multiple APN's

Planning Manager, Christopher Boyle requested this item be continued to the August 14, 2018 Planning Commission meeting.

Commissioner Tyler moved to approve Motion 2, seconded by Commissioner (unable to hear audio). The motion carried unanimously.

2. CUP 2018-10 – La Quinta Inn Alcohol Sales

A noticed public hearing to consider a conditional use permit to allow for the sale of beer and wine for on-site consumption in conjunction with the La Quinta Inn remodel located at the northeast corner of the intersection of East 4th Street and North G Street (317 North G Street) in the C2 (Heavy Commercial) Zone District with a C (Commercial) General Plan land use designation. APN: 006-095-010

Christopher Boyle, Planning Manager presented the item.

Commissioner Norton asked how they develop Census Tract boundaries.

Mr. Boyle said they are based on population and amended from time to time by the U.S. Census Bureau. They are population driven.

The Applicant was not in attendance.

Commissioner Norton moved to approve Motion 1. There was not a second for this motion.

Commissioner Cortes moved to approve Motion 2. Seconded by Commissioner DaSilva.

Commissioner Broadhead – yes
Commissioner Hutchings – yes
Commissioner DaSilva – yes
Commissioner Gran – yes
Commissioner Tyler – yes
Commissioner Norton – no

The motion carried with one abstention.

3. CUP 2018-11 & SPR 2018-17 – Praxair

A noticed public hearing to consider a conditional use permit and site plan review to allow for the establishment of a welding and gas supply store within an existing building located at the southwest corner of the intersection of Madera Avenue and West Olive Avenue (112 West Olive Avenue) in the C2 (Heavy Commercial) Zone District, with a C (Commercial) General Plan land use designation. APN: 012-053-016

The item was presented by Planning Manager, Christopher Boyle.

The Applicant, Shane White, stepped to the podium. He is agreement with all the conditions.

Alfred Boburg, 29229 Road 400 stepped to the podium. He represents his mother in law Eleanor Nukem who is the property owner. The property was built in the late 50's and a Massey Furgeson agency was there ever since until December of last year. They were happy when this company showed interest in the property.

Commissioner Tyler moved to approve Motion 1. Commissioner Norton seconded the motion. The motion carried unanimously.

ADMINISTRATIVE REPORTS:

Mr. Boyle noted he is working on getting the joint meeting set up with City Council for the adoption of the Zoning Ordinance.

COMMISSIONER REPORTS:

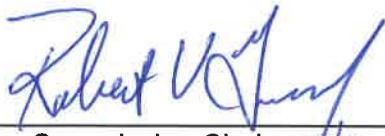
Commissioner Gran said he noticed the Madera Health Club has been vandalized.

Mr. Richardson, City Attorney, noted Code Enforcement is working on that issue.

Commissioner Hutchings mentioned that on the East end of Walmart by Midland Tractor, where the light was has been patched but no new light has been put in.

ADJOURNMENT:

The meeting adjourned at 6:31 pm



Planning Commission Chairperson



Brandi Garcia, Recording Secretary